Making Torre Your Home

torre

Keys. Comfort. Clarity.

Welcome to your GMH Community! To make leasing and budgeting easier, we've created a property-specific fee schedule. Below, you'll find all potential fees based on the options and add-ons you select during the application process. Our goal is transparency—just add your lease's base rent to any chosen add-ons to estimate your total monthly cost.

Administrative Fees:

Administration Fee	$100.00	per lease/one-time	required
Application Fee	$49.00	per lease/one-time	required
Homebody Guaranty Waiver	varies	per lease/monthly	conditional
Homebody Guaranty Waiver Enrollment	$25.00	per lease/one-time	conditional

Essentials:

Landlord Administered Protection Program	$16.00	per installment	optional
Positive Credit Reporting Services	$6.00	per installment	optional
Utility Admin Fee	$78.00	per lease/annual	required
Utility - Electricity & Water (under 20% overage)	included	per installment	required

Optional Add-Ons:

Garage Parking	$200.00	per installment	optional
Reserved Garage	$250.00	per installment	optional
Pet Deposit (refundable)	$300.00	per pet/one-time	optional
Pet Fee	$150.00	per pet/one-time	optional
Pet Rent	$35.00	per pet/per installment	optional
PetClear Registration	$30.00	per pet/anually	optional

Additional Possible Fees:

Unit Key Replacement	$50.00	per occurrence
Bedroom Key Replacement	$50.00	per occurrence
Parking Access Replacement	$100.00	per occurrence
Mailbox Key Replacement	$50.00	per occurrence
Relet Fee	$500.00	per occurrence
Direct Transfer Fee	$300.00	per occurrence
Returned Payment Fee (NSF)	$30.00	per occurrence
Legal/Eviction Fees	varies	per occurrence
Late Fee	$100 on the 5th. $10 daily after the 5th.	
Lease Violation Fees	$250/$500/$1,000	

Please reach out to our on-site team with any questions about your monthly installment.

Fees are subject to change prior to lease execution. Fees in your lease agreement will always be considered most up to date amounts. This document is not an addendum or modification to your lease agreement. Security deposits and deferred rent are based on screening results. Security deposits amount to not exceed state maximum.

GMH COMMUNITIES™

EQUAL HOUSING OPPORTUNITY